

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
November 6, 2000

PRESENT: Dave Wakeman, Chairman
Terry Janicz
Andy Kelkenberg
Don Hoefler
John Potera
Mary Valentine

Don Folger, Code Enforcement Officer
Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:35pm. Minutes were read and John motioned to accept with the following change. The last sentence should read ..adjourn the meeting, not ...close the hearing. Don seconded the motion and all approved.

The board was updated on Town Board minutes. They also discussed the variance request by Freys regarding the housing of animals in their barn, which is too close to the road. The board's opinion is that the code should be followed, especially since they were aware of the restrictions at the time of construction.

Dave read the letter he wrote to the various transportation departments regarding the movement of the toll barrier. Dave had indicated that the planning board was opposed to the movement.

The Town and Village are offering a safe driving course to all town and village employees. It will be held at the Village Hall on November 16th from 10:00 am – 4:00 pm.

There will be a Zoning and Planning Workshop held November 13th & 14th at Erie 1 Boces.

A public hearing was opened at 8:00pm to hear comments for or against a subdivision on South Newstead Rd. owned by Joseph Baer and Jonathan O'Connor.

Attendance was as above as well as Joseph Baer and Jonathan O'Connor

Clerk read proof of publication

No prior written comments were received

Two parcels are being subdivided. There is a pond on the most southern lot, a federally protected creek and a county defined ditch along S. Newstead Rd. There are no deed restrictions, gas or oil lines or easements. Mary motioned to close the hearing at 8:15 pm. John seconded and all approve. There being no further discussion, Andy motioned to approve the subdivision, Terry seconded and all approved.

The board met with Ray Braun and John Ananiadis regarding the site plan pre-application for a restaurant on Main Rd. The lot next door was also purchased and cleared of all debris. Mr. Ananiadis hopes to have the restaurant open for the Christmas holidays. It was decided that they will need approximately 32 parking spots based on the seating of @ 80 people. Lighting will be needed for the parking lot. At this time, both Mr. Braun and Mr. Ananiadis decided to wait with the construction of the deck to the west. It will not be needed until late spring. Because there is no new construction, the project

may continue without approval of the planning board or town board. If they wish to add on the deck in the future, they will then have to come before the planning board. This will speed up the process for now, hopefully helping them to meet their deadline.

John motioned to adjourn the meeting at 9:15 to attend the GIS presentation by the Conservation committee. Mary seconded the motion and all approved.

Respectfully submitted,
Rebecca K. Baker,
Recording Secretary